

31 Colin St, Kyogle, NSW, 2474

House For Sale

Friday, 9 August 2024

31 Colin St, Kyogle, NSW, 2474

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Simon Tough
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BEAUTIFULLY RENOVATED ABODE

Nestled in the serene township of Kyogle, 31 Colin Street presents a distinguished opportunity for the discerning buyer to acquire a beautifully appointed 3-bedroom, 2-bathroom residence. Offering a seamless blend of comfort, style, and sustainability, this house spans a generous 506.5 square metre land size, complete with a plethora of bespoke features.

The property exudes privacy and security, with its perimeter fully encased by 6ft Colorbond fencing, dog-proofed for your peace of mind. A commodious dual garage sports extra-large single bay automatic panel lift doors, ensuring ample space for vehicles and storage alike.

As you step into this elegant abode, you're greeted by the warm embrace of Hurford's 'Rustic Blackbutt' timber flooring, complemented by artisan stone bench tops, a new sink and tap, and a suite of modern appliances including a dishwasher and oven. The thoughtful design continues with custom made vanities in the bathrooms, handcrafted from local timbers, and Blackbutt and Tassie Oak shelves adding a touch of class to the living spaces.

Designed with energy efficiency at its core, the home boasts a substantial 9.6kw solar system with stylish all-black panels, a solar-connected electric hot water system, and rainwater collection for outdoor taps, laundry, and toilets. Day/night roller blinds, ceiling fans, and reverse cycle air conditioning regulate the interior climate year-round.

The outdoor sanctuary is equally remarkable, featuring drought-resistant Tiftuf couch grass, native gardens filled with a variety of resilient species, and hardwood vegetable beds for gardening enthusiasts. A fire pit area offers stunning panoramic views of the bordering ranges, ensuring plenty of entertainment opportunities. All the retaining walls are crafted from Artisan grey sandstone, adding to the overall appeal with their striking appearance.

Every inch of this property has been meticulously curated with high-quality materials, ensuring longevity and sustainability. You must inspect today to appreciate the lifestyle on offer at 31 Colin Street, a haven where comfort and eco-conscious living converge. Don't miss out call Simon Tough on 0402 706 565

Property Code: 1590